

MEMORANDUM

June 24, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney
SUBJECT: BOARD OF APPEAL REFERRALS

Petition No. Z-2186
Margaret Lane
590 Park Street, Dorchester

Petitioner seeks a conditional use permit for a change of occupancy from a three family dwelling to a day care center and two apartments in a residential (R-.8) district. The proposal would violate the code as follows:

Section 8-7. A day care center is conditional in a R-.8 district.

The property, located on Park Street near the intersection of Millet Street, contains a 2 1/2 story dwelling. The petitioner proposes to provide accommodations for 22 children during the hours of 7:00 a.m. to 5:30 p.m. A fenced in play area would also be provided at the rear of the property. The petitioner presently occupies one apartment. The layout for the day care center has been tentatively approved by the City's Health and Hospitals Day Care Coordinator. Recommend approval for day care center and two apartments.

VOTED: That in connection with Petition No. Z-2186, brought by Margaret Lane, 590 Park Street, Dorchester, for a conditional use permit for a change of occupancy from a three family dwelling to a day care center and two apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval for the day care facility and two apartments.



Z-2186
590 PARK ST.
(DOR.)

WHITFIELD

SPENCER

MILLET

NORWELL

WHEATLAND

RAILROAD

Board of Appeal Referrals 6/24/71

Petition No. Z-2193
Boston Housing Authority and
Bromley-Heath Infant Care Center
Louise J. Bowditch, Director
960-964 Parker Street, Jamaica Plain

Petitioner seeks a conditional use permit for a change of occupancy from apartments and day care center to apartments and two day care centers in an apartment (H-1) district. The proposal would violate the code as follows:

Section 8-7. A day care center is conditional in an H-1 district.

The property, located on Parker Street near the intersection of Bickford Street in the Bromley Heath Housing Project, contains a three story masonry structure. The Boston Housing Authority which owns and operates the development has granted the Bromley Heath Infant Care Center authorization to utilize two apartments as a day care facility for 16 children. A day care facility with accommodations for 85 children presently exists in the basement of the structure. The proposed facility has the support of the tenants and would provide a much needed service. Recommended approval.

VOTED: That in connection with petition No. Z-2193, brought by Boston Housing Authority and Bromley Heath Infant Care Center, for a conditional use permit for a change of occupancy from apartments and day care center to apartments and two day care centers in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The proposed facility has the support of the tenants and would provide a beneficial service to the project residents.

HEATH STREET

BICKFORD STREET

PARKER STREET

PLAYGROUND

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4200

PARKING AREA

HORAN WAY AREA

277V-1

44.92

960-64 PARKER ST. (J.P)

Z-2193

Board of Appeal Referrals 6/24/71

Petition No. Z-2194
Stephen Wolfberg
34 Greenwich Park, South End

Petitioner seeks a forbidden use permit and two variances for a change of occupancy from a two family and lodging to eleven apartments in an apartment (H-2) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families and not meeting the requirements of open space and off street parking is forbidden in an H-2 district.		
Section 17-1. Open space is insufficient.	150 sf/du	85 sf/du
Section 23-1. Off street parking is insufficient.	3 spaces	0

The property, located on Greenwich Park near the intersection of Claremont Street in the South End Urban Renewal area, contains a five story brick structure. Consistent with the proposed conversion, the petitioner would completely re-decorate this building, install new plumbing throughout the building, install a new basement sprinkler system and fire rated doors, fire proof the halls and install a new electrical service. The staff recommends that these improvement plans be submitted for design review. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2194, brought by Stephen Wolfberg, 34 Greenwich Park in the South End Urban Renewal area, for a forbidden use permit and two variances for a change of occupancy from two family and lodging to eleven apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the proviso that building rehabilitation plans be submitted to the Authority for design review. The proposed conversion and improvements would be consistent with the residential objectives of the South End Urban Renewal Plan.

Z-2194
34 GREENWICH PK.
(ROX.)

Petition No. Z-2195
Armand J. Fasoli
570 Truman Highway, Hyde Park

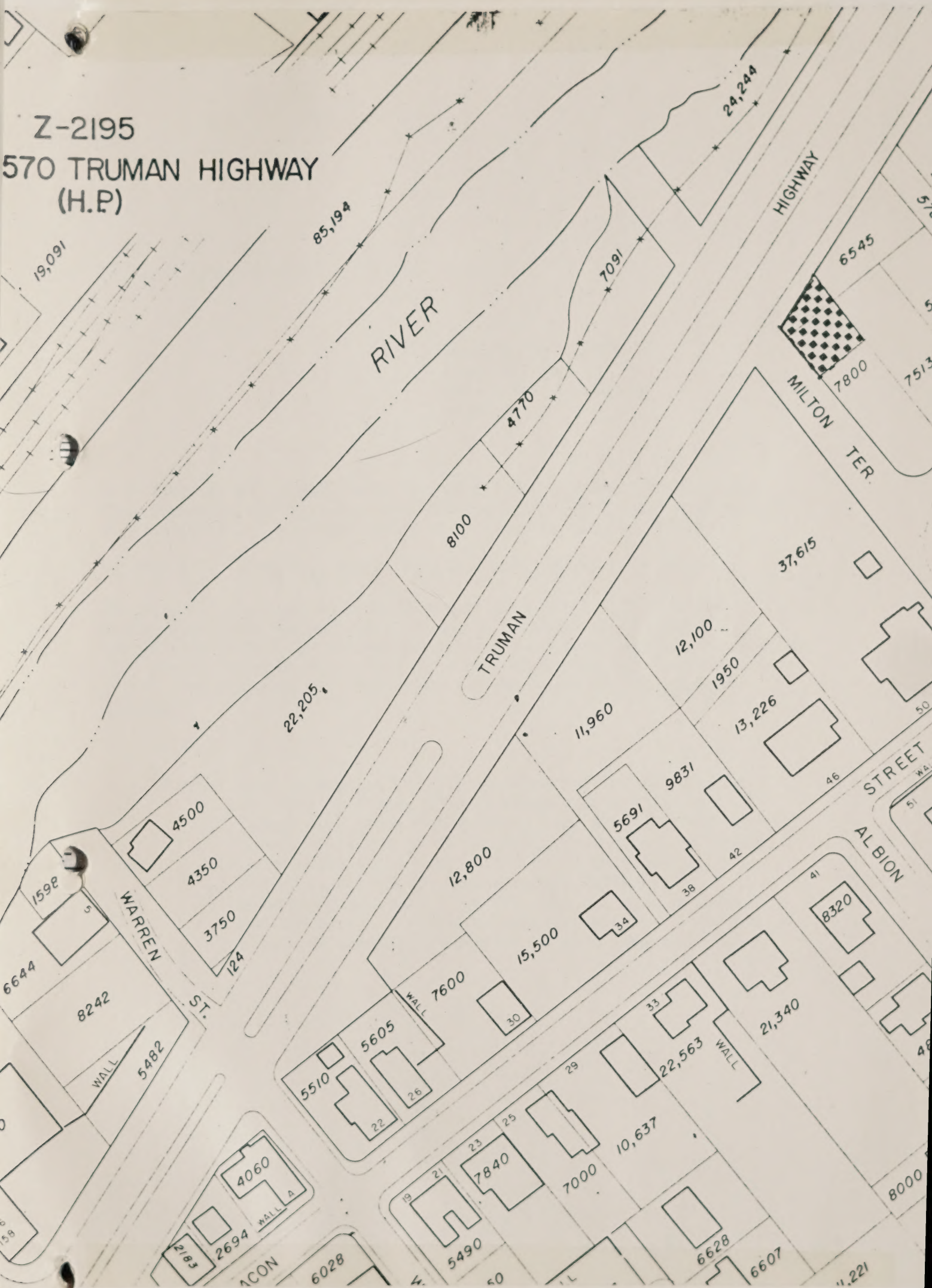
Petitioner seeks three variances to erect a one family dwelling in a single family (S-.3) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 14-1. Lot size is insufficient.	9000 sf	6216 sf
Section 18-4. Front yard is insufficient.	17 ft	11 ft
Section 20-1. Rear yard is insufficient.	40 ft	15 ft

property, located on Truman Highway near the intersection of Warren Avenue, contains 6216 square feet of vacant land. The proposal would also include a two car basement garage. The proposed single family dwelling would be in harmony with the general residential character of the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-2195, brought by Armand J. Fasoli, 570 Truman Highway, Hyde Park, for three variances to erect a one family dwelling in a single family (S-.3) district, the Boston Re-development Authority recommends approval. The proposed single family dwelling would be compatible with the general residential character of the neighborhood.

Z-2195
570 TRUMAN HIGHWAY
(H.P)



Board of Appeal Referrals 6/24/71

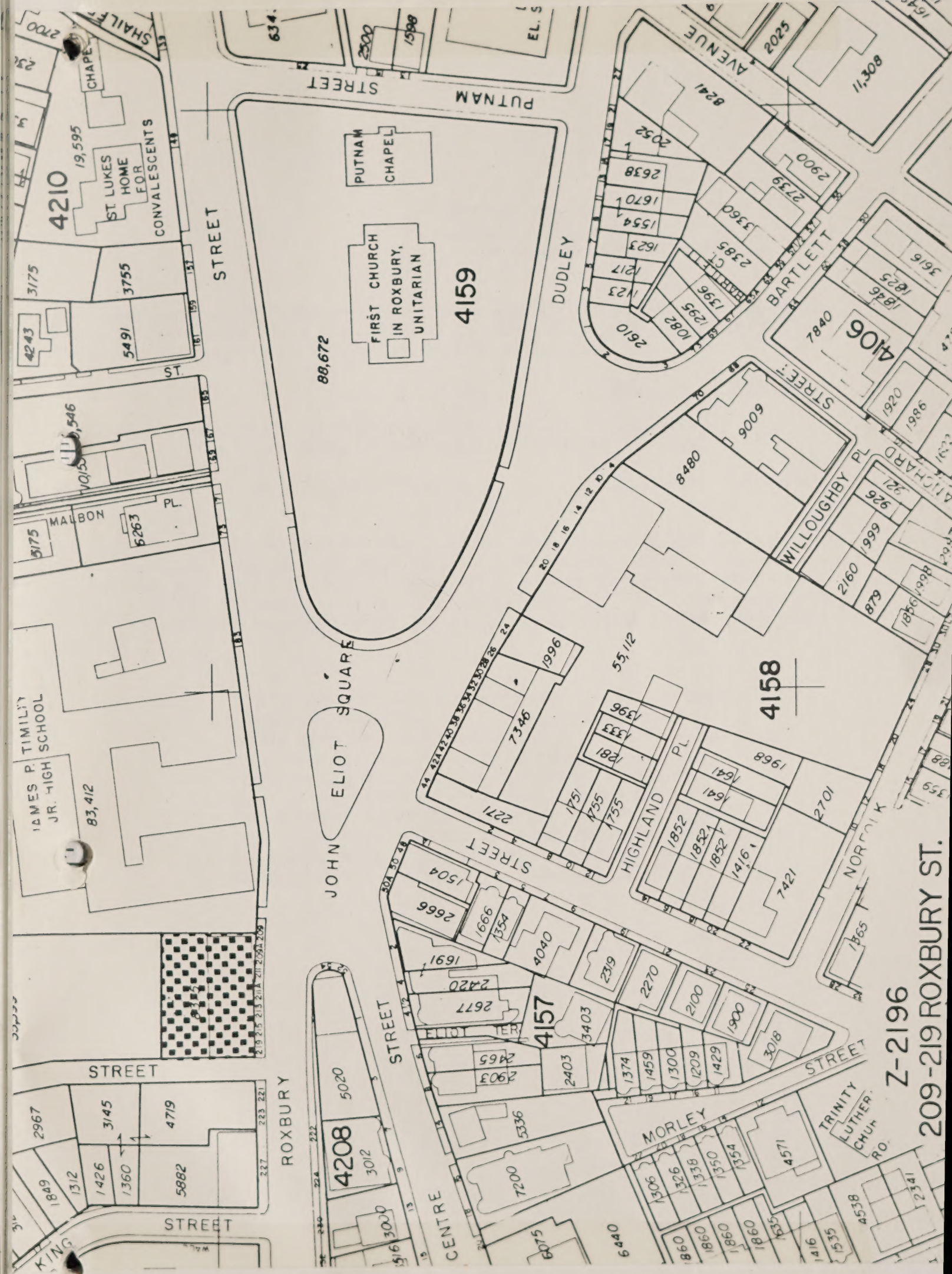
Petition No. Z-2196
Ivory Williams
209-19 Roxbury Street
Roxbury

Petitioner seeks a conditional use permit for a change of occupancy from stores to stores, shops and driving school in a local business (L-1) district. The proposal would violate the code as follows:

Section 8-7. A driving school is conditional in an L-.5 district.

The property, located on Roxbury Street near Eliot Square in the Campus High Urban Renewal Area, contains a retail store complex. The driving school has already occupied the premises and is in operation. Only one car is used to provide driving instruction and is garaged overnight. The property has been renovated and improved. Recommend Approval.

VOTED: That in connection with petition No. Z-2196, brought by Ivory Williams, 209-219 Roxbury Street, in the Campus High Urban Renewal Area, for a conditional use permit for a change of occupancy from stores to stores, shops and driving school in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. The property has been renovated and improved. The proposal would not have an adverse affect on adjacent properties in this commercial area.



Z-2196
209-219 ROXBURY ST.

Board of Appeal Referrals 6/24/71

Petition No. Z-2197
James O. McFarland Inc.
11-12 Columbus Square, South End

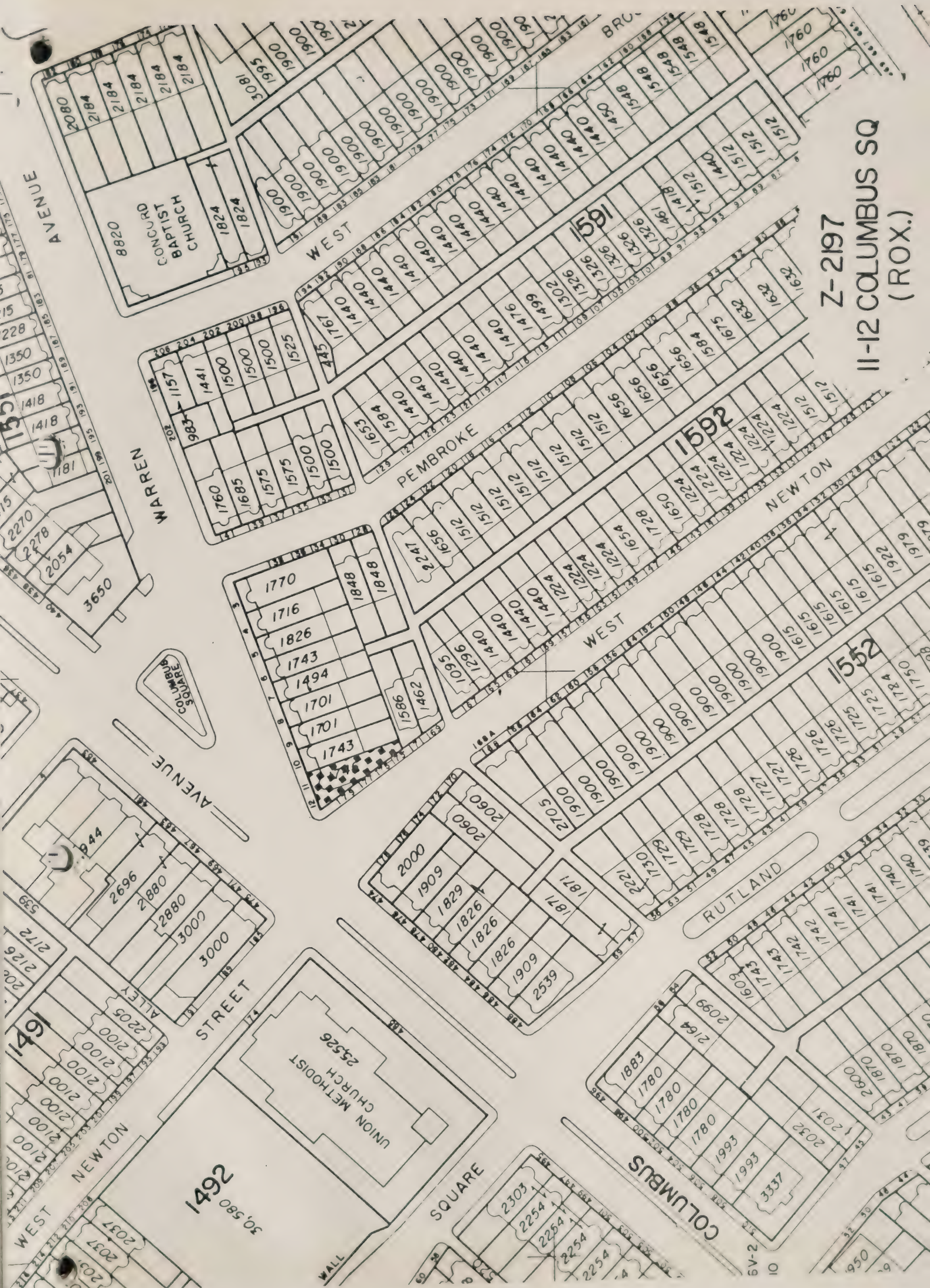
Petitioner seeks a forbidden use permit and a variance for a change of occupancy from a restaurant and three apartments to six apartments in an apartment (H-2) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families and not meeting the requirements of open space is forbidden in an H-2 district.		
Section 17-1. Open space is insufficient.	150 sf/du	10 sf/du

The property, located on Columbus Square at the intersection of West Newton Street in the South End Urban Renewal area, contains a four story masonry structure. The building has remained vacant for many years. The proposed conversion would provide critical apartment units in the neighborhood. The staff recommends that rehabilitation plans be submitted to the Authority for design review. Recommend approval.

VOTED: That in connection with Petition No. Z-2197, brought by James O. McFarland Inc., 11-12 Columbus Square, in the South End Urban Renewal area, for a forbidden use permit and a variance for a change of occupancy from a restaurant and three apartments to six apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided that rehabilitation plans are submitted to the Authority for design review. The proposed conversion would be consistent with the South End Urban Renewal Plan.

Z-2197
COLUMB
(ROX.)



Petition No. Z-2198
Adeline J. Ficicchy, Trustee
810-820 Beacon Street, Back Bay

Petitioner seeks a forbidden use permit to erect a sign in an apartment (H-2) district. The proposal would violate the code as follows:

Section 11-1. A sign exceeding two square feet is forbidden in an H-2 district.

The property, located on Beacon Street at the intersection of Mountfort Street, contains a seven story residential-commercial (24 units - 5 stores) structure. The petitioner proposes to erect a 60 foot by 20 foot steel faced sign overlooking the Massachusetts Turnpike extension. The sign would be secured to the rear wall of the structure and illuminated by five 500 watt quartz reflectors. The huge size of the sign would seriously deter from the architectural integrity of the structure and the visual blight would have an injurious affect on adjacent properties. Recommend denial.

VOTED: That in connection with Petition No. Z-2198, brought by Adeline J. Ficicchy, Trustee, 810-820 Beacon Street, Back Bay, for a forbidden use permit to erect a 60 ft. x 20 ft. sign in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. The huge size of the sign would seriously deter from the architectural integrity of the structure and would have an injurious affect on adjacent properties.

Board of Appeal Referrals 6/24/71

Petition No. Z-2201
Colquin Realty Corporation
395-399 Columbia Road, Dorchester

Petitioner seeks a change in a non conforming use for a change of occupancy from wholesale fabric and upholstery warehouse and offices to wholesale book warehouse and offices in an apartment (H-1) and local business (L-1) district. The proposal would violate the code as follows:

Section 9-2. A change in a non conforming use requires a Board of Appeal hearing.

Property, located on Columbia Road at the intersection of Quincy Street, contains a one story brick structure. The warehouse occupancy has existed at the site since 1957. The proposed book and ancillary bookstore items warehouse facility is a reasonable use and no more detrimental than the former textile occupancy. Adequate off street parking (32 spaces) and loading would be provided. Recommend approval.

VOTED: That in connection with Petition No. Z-2201, brought by Colquin Realty Corp., 395-399 Columbia Road, Dorchester, for a change in a non conforming use for a change of occupancy from wholesale fabric and upholstery warehouse and offices to wholesale book warehouse and offices in an apartment (H-1) and local business (L-1) district, the Boston Redevelopment Authority recommends approval. The proposed book and ancillary bookstore items warehouse facility is a reasonable and more desirable use than the former textile occupancy. Adequate off street parking and loading would be provided.

Board of Appeal Referrals 6/24/61

Petition No. Z-2202
Alice T. Bluette
93 Chestnut Street, Beacon Hill

Petitioner seeks a forbidden use permit to legalize an existing occupancy, one family and five car garage, in an apartment (H-2-65) district. The proposal would violate the code as follows:

Section 8-7. A parking garage is forbidden in an H-2 district.

The property, located on Chestnut Street at the intersection of Brimmer Street, contains a two story brick structure. The petitioner has occupied the second floor apartment and has leased the street level garage space since the purchase of the structure over 25 years ago. Legalization of this condition would not significantly affect the adjacent properties. Recommend approval.

VOTED: That in connection with Petition No. Z-2202, brought by Alice T. Bluette, 93 Chestnut Street, Beacon Hill, for a forbidden use permit to legalize an existing occupancy, one family and five car garage, in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. The occupancy has existed for over 26 years. The proposal would not have a significant affect on the adjacent properties.

